

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		COLUMBIA RD, ARLINGTON

## OWNERSHIP

Owner 1:	LOMBARDI EDWARD P JR &			
Owner 2:	GEARY VALERIE T			
Owner 3:				
Street 1:	65 COLUMBIA ROAD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	SHANAHAN JOSEPH V -		
Owner 2:	SHANAHAN JENIFER L -		
Street 1:	65 COLUMBIA ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 3808 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16428	Total SF/SM:	7156	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,276	Spl Credit	Total:	444,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7156.000	657,500	1,000	444,300	1,102,800		62746
							GIS Ref
							GIS Ref
Total Card	0.164	657,500	1,000	444,300	1,102,800	Entered Lot Size	GIS Ref
Total Parcel	0.164	657,500	1,000	444,300	1,102,800	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		289.60	/Parcel: 289.60		Land Unit Type:	02/12/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	657,500	1000	7,156.	444,300	1,102,800		Year end	12/23/2021	PRINT	
2021	101	FV	637,900	1000	7,156.	444,300	1,083,200		Year End Roll	12/10/2020		Date
2020	101	FV	637,900	1000	7,156.	444,300	1,083,200	1,083,200	Year End Roll	12/18/2019	12/30/21	06:17:1
2019	101	FV	477,500	1100	7,156.	444,300	922,900	922,900	Year End Roll	1/3/2019		
2018	101	FV	477,700	1100	7,156.	380,800	859,600	859,600	Year End Roll	12/20/2017	LAST REV	
2017	101	FV	477,700	1100	7,156.	355,400	834,200	834,200	Year End Roll	1/3/2017	Date	Time
2016	101	FV	477,700	1100	7,156.	304,600	783,400	783,400	Year End	1/4/2016	09/28/18	10:31:1
2015	101	FV	368,200	1100	7,156.	272,900	642,200	642,200	Year End Roll	12/11/2014	mmcmakin	

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
6/23/2015	Info Fm Prmt	PC	PHIL C
5/18/2015	Sales Review	PT	Paul T
6/2/2009	Info At Door	189	PATRIOT
3/22/2005	Fieldrev-Chg	BR	B Rossignol
12/10/2000	MLS	MM	Mary M
10/15/1999	Meas/Inspect	266	PATRIOT
7/30/1991		KT	

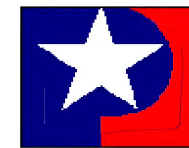
Sign:

VERIFICATION OF VISIT NOT DATA

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Sign:

VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	62746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	1T	- 1 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	RED	
View / Desir:		

## GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1928	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G12	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	G	AV	2004	4.64	T	12	101			1,000			1,000